

Landowner Specific Narrative Summary
Timothy D. Wright and Nicole C. Wright

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Timothy Wright and Mrs. Nicole Wright. The Wrights own one parcel totaling approximately 44 acres along the Meredosia to Ipava segment of the project in Schuyler County, Illinois. The parcel at issue has been designated internally as ILRP_MI_SC_120_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, Mr. and Mrs. Wright, or their attorney, regarding acquiring an easement across their property on approximately 12 occasions, including 5 voicemails, 4 phone calls, 1 letter, and 2 in-person meetings. The Wrights are represented by Mr. Jordan Walker of Sever Storey.

A CLS land agent met with Mr. and Mrs. Wright in September 2013 to discuss the project and the need for the easement, and made an offer to purchase the easement on October 31, 2013. On both occasions, the Wrights stated that they did not want the transmission line or the easement on their property. When the agent next spoke to the Wrights in November 2013, they stated that they had declined ATXI's offer, and that they did not intend to make a counteroffer. CLS agents again met with the Wrights again in late January 2014, and informed them that only one pole would be placed on their property, instead of two, as was originally planned. The agents also gave the Wrights the appraisal of their property and explained the how the offer was calculated. Since that meeting, CLS has been unsuccessful in all attempts to contact the Wrights.

On March 11, 2014, ATXI received a letter of representation from Mr. Walker. Please see Section IX of Mr. Rick Trelz's direct testimony (ATXI Exhibit 1.0) for a discussion of the negotiations with landowners represented by Mr. Walker. As discussed there, Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his clients' properties, which belongs to Ms. Denise LaCroix (whose property is the subject of another eminent domain

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proceeding, Docket 14-0291). During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents, including the Wrights.

Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent *Landowner called in after receiving 14 day letter.* ☒
2. Initial appointment set for 09/11/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:
Nicole Wright called in on 9/11/2013 wanted to speak to someone about the line. I made an appointment with her over the phone to meet later that night
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lewis Cain Jeani Cain ☒

Schuyler County, IL

Part of the W 1/2 of the NE 1/4 of Section 13, Township 1 N, Range 1 W, 4th Prime Meridian, Schuyler County, Illinois

Tax ID: 1413200001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 110 220 440 660
Feet

Timothy and Nicole Wright

Tract No.:ILRP_MI_SC_120

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAVA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 4.706 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY D. WRIGHT AND NICOLE C. WRIGHT, RECORDED IN BOOK 86, PAGE 253 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID WEST 1/2, FROM WHICH THE NORTHWEST CORNER OF SAID WEST 1/2 BEARS NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, A DISTANCE OF 9.38 FEET;

THENCE SOUTH 78 DEGREES 42 MINUTES 45 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,366.58 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2;

THENCE SOUTH 00 DEGREES 32 MINUTES 50 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 152.67 FEET TO A POINT FOR CORNER;

THENCE NORTH 78 DEGREES 42 MINUTES 45 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,366.74 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 152.64 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 204,999 SQUARE FEET OR 4.706 ACRES OF LAND, MORE OR LESS.

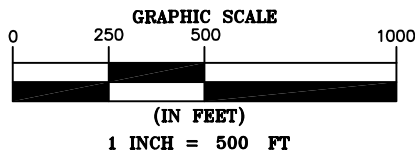
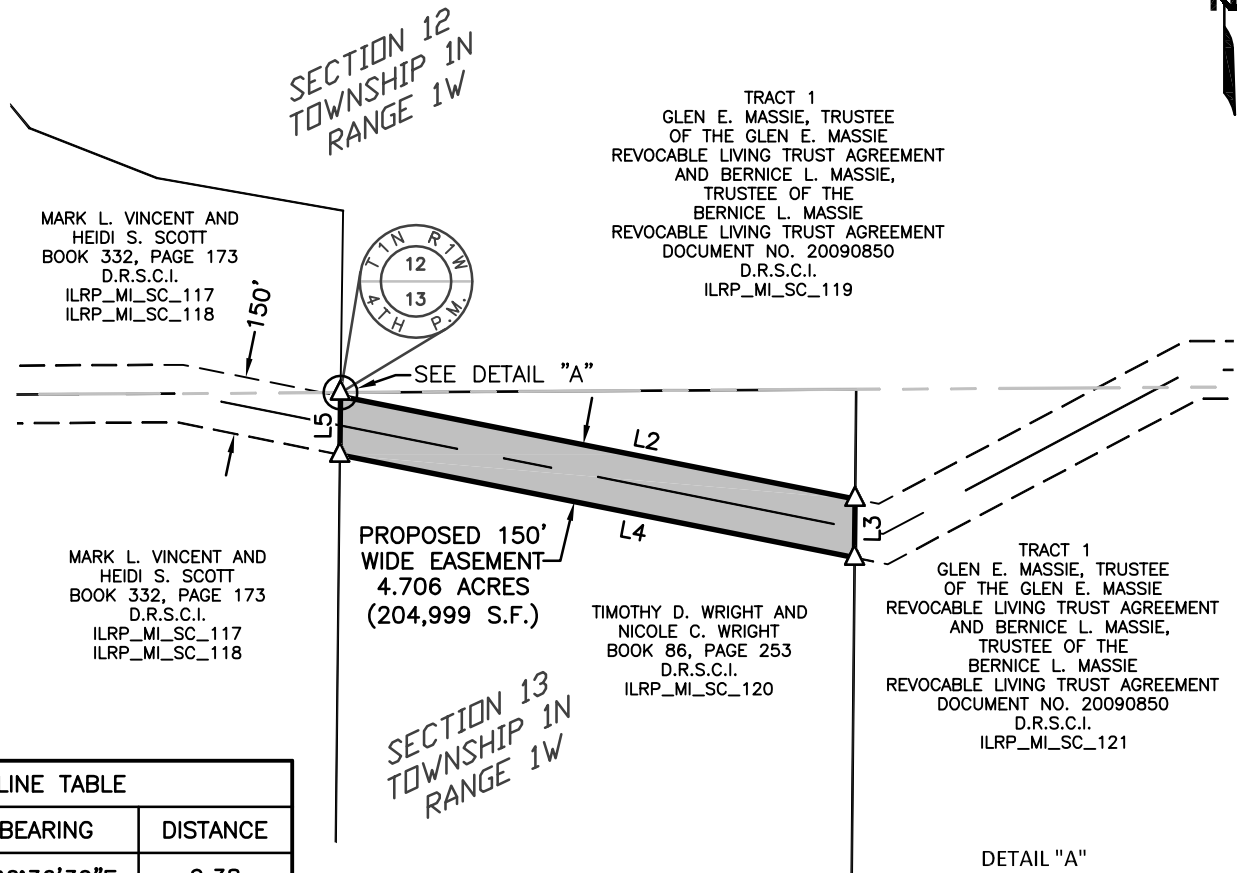
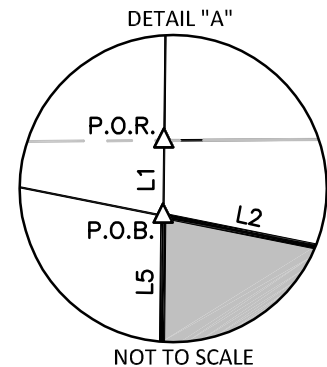


EXHIBIT 1



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°36'30"E	9.38
L2	S78°42'45"E	1366.58
L3	S00°32'50"W	152.67
L4	N78°42'45"W	1366.74
L5	N00°36'30"E	152.64



LEGEND

D.R.S.C.I.	DEED RECORDS SCHUYLER COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
 JOB NUMBER: 32359
 DATE: 01/20/2014
 SCALE: 1"=500'
 TRACT ID: ILRP_MI_SC_120
 DRAWN BY: LDK



PURCHASE OPTION EXHIBIT
 150' TRANSMISSION LINE EASEMENT
 MEREDOSIA TO IPAVA
 SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST
 OF THE 4TH PRINCIPAL MERIDIAN
 SCHUYLER COUNTY, ILLINOIS

ILRP_MI_SC_120_POE_R2.DWG